

**TOWN OF BUCKEYE  
COMMUNITY PLANNING AND DEVELOPMENT BOARD  
TOWN COUNCIL CHAMBERS  
100 NORTH APACHE ROAD  
BUCKEYE, ARIZONA 85326**

**REGULAR MEETING**

**FEBRUARY 10, 2004**

**7:00 P.M.**

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (#386-4691) seventy-two (72) hours in advance if you need a sign language interpreter or alternate material for a visual or hearing impairment.

**AGENDA ITEM**

**RECOMMENDED BOARD ACTION**

**1. CALL TO ORDER**

**1. None**

**2. ROLL CALL**

**2. None**

**3. APPROVAL OF MINUTES**

Review and possible approval of the minutes of the January 13, 2004 Workshop Meeting. Review and possible approval of the minutes of the January 13, 2004 Regular Meeting.

**3. Possible motion to approve the minutes of the January 13, 2004 Workshop Meeting. Possible motion to approve the minutes of the January 13, 2004 Regular Meeting.**

**4. WITHDRAWALS/CONTINUANCES**

**4. None**

**5. NEW BUSINESS:**

**5.**

**5A. PP04-39: VERRADO PRELIMINARY PLAT FOR PARCELS 4.502, 4.503, 4.504, 5.602, 5.603 AND 5.604**

**5A. Public hearing, discussion and possible motion**

Request by Biskind, Hunt & Taylor, PLC, on behalf of, Fidelity National Title Insurance Company as Trustee of its Trust No. B176, as the owner and DMB White Tank LLC, as the developer, for preliminary plat approval of Verrado Parcels 4.502, 4.503, 4.504, 5.602, 5.603 and 5.604. These parcels are located in Phases IV and V north of Sunrise Lane and on the east and west sides of Verrado Way. Four parcels have the Development Option of Residential Medium and two parcels have the Development Option of Residential Low. This plat will contain 192 lots on approximately 50 acres.

**5B. PP02-68: WINDMILL VILLAGE EXTENSION**

**5B. Discussion and possible motion**

Request by Dave Ullrich, of RBF Consulting, on behalf of Buckeye Land Management, for the first six-month extension of the Windmill Village preliminary plat. Windmill Village is located on the northwest corner of the Intersection of Dean and Yuma Roads and consists of 513 lots on 162.33 acres.

**5C. TUP03-332: TARTESSO APS SUBSTATION**

Request by Steve Deming, of Arizona Public Service (APS), on behalf of Stardust Development in association with the Tartesso West Community Master Plan, for a temporary use permit to construct a temporary power substation and overhead power line located just south of the southwest corner of the intersection alignment of Thomas Road and Bruner Road.

**5C. Public hearing, discussion and possible motion**

**5D. SP03-488: TARTESSO WATER TANK SITE PLAN**

Request by Stephen Earl, of Earl, Curley, & Legarde, on behalf of Stardust Development (Tartesso) for Site Plan approval of a Water Supply Facility / Water Tank located within the Tartesso West Master Planned Community, Planning Unit One as located west of the intersection alignment of Sun Valley Parkway and Indian School.

**5D. Public hearing, discussion and possible motion**

**5E. SP03-489: TARTESSO WATER TANK SITE PLAN**

Request by Stephen Earl, of Earl, Curley, & Legarde, on behalf of Stardust Development (Tartesso) for Site Plan approval of a Water Supply Facility / Water Tank located within the Tartesso West Master Planned Community, Planning Unit Two as located west of the future intersection alignment of Tartesso Parkway & Bruner Road (1/3 mile south of Indian School Road & Bruner Road).

**5E. Public hearing, discussion and possible motion**

**5F. SP03-490: TARTESSO WRF**

Request by Stephen Earl, of Earl, Curley, & Legarde, on behalf of Stardust Development (Tartesso) for Site Plan approval of a Water Reclamation Facility within the Tartesso West Master Planned Community as located approximately ½ half a mile from the intersection alignment of 315th Avenue & McDowell Road.

**5F. Public hearing, discussion and possible motion**

**5G. SIGN03-479: SERENA SIGN PACKAGE**

Request by Melinda Palladino, of Motivational Systems Inc., on behalf of Great Western Homes, for the approval of a Temporary Sign Plan Package to market homes for sale at the single family housing development known as Serena. Serena is generally located at the southwest corner of 7th Street and Centre Avenue.

**5G. Discussion and possible motion**

**5H. SIGN03-480: IRONWOOD VISTA SIGN PACKAGE**

Request by Melinda Palladino, of Motivational Systems Inc., on behalf of Great Western Homes, for the approval of a Temporary Sign Plan Package to market homes for sale at the single family housing development known as Ironwood Vista. Ironwood Vista is generally located at the southwest corner of 239th Avenue and MC85 (Baseline Road).

**5I. PP03-179: TARTESSO PRELIMINARY PLAT**

Request by Stephen Earl, of Earl, Curley, & Legarde, on behalf of Stardust Development (Tartesso) for preliminary plat approval of Tartesso West, Unit 1, which will have 1,239 dwelling units on approximately 314 gross acres, located at the southwest corner of Sun Valley Parkway and Indian School Road (Tartesso Parkway).

**6. COMMENTS FROM THE PUBLIC**

Members of the audience may comment on non-agenda items.

**7. REPORTS FROM STAFF**

**8. REPORTS FROM DEVELOPMENT BOARD**

**9. ADJOURNMENT**

**5H. Discussion and possible motion**

**5I. Public hearing, discussion and possible motion**

**6. None** – State Open Meeting Law does not permit the Board to discuss items not specifically on the agenda.

**7. None**

**8. None**

**9. Motion to Adjourn**